

Township of  
**Langley**



Est. 1873

## **AGRICULTURAL ADVISORY AND ECONOMIC ENHANCEMENT COMMITTEE**

Wednesday, February 28, 2018 at 7:00pm  
Salmon River Committee Room  
4<sup>th</sup> Floor, 20338 – 65 Avenue, Langley, BC

### **MINUTES**

#### **Present:**

M. Gunn, Community Representative Co-Chair  
Councillor D. Davis, Council Representative Co-Chair

D. Horn, D. Kang, N. Killeen, T. Knight, A. Spencer, and O. Stanley

#### **Staff:**

B. Andrews, Economic Development Coordinator  
J. Chu, Manager, Long Range Planning  
K. Stepto, Recording Secretary

#### **Guests:**

D. Smith, Young Agrarians Land Matcher

#### **In Attendance:**

J. Moonen, John Moonen and Associates

### **A. APPROVAL AND RECEIPT OF AGENDA ITEMS**

#### **1. Agricultural Advisory and Economic Enhancement Committee - February 28, 2018**

Moved by N. Killeen,  
Seconded by D. Kang,  
That the Agricultural Advisory and Economic Enhancement Committee adopt the  
agenda and receive the agenda items of the February 28, 2018 meeting, as  
amended.

**CARRIED**

Clerk's Note: Item H.3 was changed to "Ministry of Agriculture AAC Workshop".

### **B. ADOPTION OF MINUTES**

#### **1. Agricultural Advisory and Economic Enhancement Committee - January 24, 2018**

Moved by D. Kang,  
Seconded by T. Knight,  
That the Agricultural Advisory and Economic Enhancement Committee adopt the  
Minutes of the January 24, 2018 meeting.

**CARRIED**

## C. DELEGATIONS AND PRESENTATIONS

### 1. Young Agrarians – Lower Mainland Land Matching Program

D. Smith, Young Agrarians Land Matcher, provided a presentation on the Lower Mainland Land Matching Pilot Program. She commented that this program is growing the next generation of farmers and food lovers in Canada through online engagement, educational events and workshops, land access, and business mentorship. She noted that the cost of land is the number one barrier for new farmers. The value per acre of farm land and buildings in BC is rising every year, and 74% of farmers say they will sell their farm in the next 10 years.

The following information was provided:

Why Land Matching?

- Puts land into production;
- Measures how many new farm businesses begin to demonstrate impact;
- Addresses farmer and land owner lack of knowledge around leasing and more, with the goal of developing secure, long-term agreements
- Tells a positive story on how local governments are supporting the next generation of farmers and agriculture;
- Enables municipalities to direct inquiries to a Land Matcher who then screens and matches.

Pilot Program Impact in 2016-2017:

- 176 Lower Mainland inquiries (283 in BC)
- 21 Lower Mainland UMAP land listings (49 in BC), 25 new farmer listings (38 in BC);
- 45 program participants
- 5 matches made by Land Matcher – 2x Surrey, 1x Maple Ridge, 1x Delta, 1x Langley.
- 2018: 5 more matches in negotiation – 3x Surrey, 1 x Richmond, 1x Chilliwack.

Demand for farm land in Langley 2016-2017

- 69 people inquired about leasing their land or farming on leased land in Langley;
- 7 new Langley land listings were added to the UMAP;
- 56 farmers seeking land in the Lower Mainland and interested in Langley;
- 1 match made in Langley.

Proposed 2018 Land Matcher Activities in Langley

- Outreach to Langley groups and media: 10 hours x 12 months;
- Respond to Langley area inquiries and develop inventory of Langley Land Listings/Farmers Seeking Land: 20 hours x 12 months;
- Facilitate matches in Langley: 20 hours x 12 months;
- Value of Land Matcher's time and Young Agrarians Land Leasing Event exceeds request for funding support from Langley;
- Coordinate funding partnerships to collaboratively leverage resources and support new farmers to start farms.

**C. DELEGATIONS AND PRESENTATIONS**

**COUNCIL**

Moved by D. Horn,

Seconded by D. Kang,

That the Agricultural Advisory and Economic Enhancement Committee endorse the Young Agrarians Lower Mainland Land Matching Program in the Township of Langley; and further

That the Agricultural Advisory and Economic Enhancement Committee recommend Council contribute \$10,000 to the Young Agrarians Lower Mainland Land Matching Program, by re-allocating budgeted funds in the Agricultural Viability Strategy (Initiative 2.1.8) earmarked for the preparation and maintenance of an inventory of land available for rent or lease to active farmers.

**CARRIED**

**D. REPORTS**

**E. CORRESPONDENCE**

**F. WORK PROGRAM**

**G. COUNCIL REFERRALS**

**H. OTHER BUSINESS AND ITEMS FOR INFORMATION**

**1. ALR Exclusion Application at 25895 - 88 Avenue**

As requested by the committee at the last meeting, staff provided a memo on the impact of removing a portion of property at 25895 - 88 Avenue from the Agricultural Land Reserve. This exclusion is to accommodate an expansion of the current lumber operations, north of the railway line. The larger portion, south of the railway line, would remain in the ALR and be used for farming purposes.

The memo addressed the following issues:

- Agricultural Site Assessment
- Existing policy context
- Industrialization of the riverfront
- Floodplain and potential flooding
- Mobility and access
- "Experience the Fraser" Concept Plan
- Servicing

## H. OTHER BUSINESS AND ITEMS FOR INFORMATION

The committee expressed concerns regarding the following:

- Access to the property;
- Increased truck traffic in the area and the impact on local roads;
- Impact of an industrial expansion on surrounding agricultural activity.

### **MOTION**

Moved by D. Kang,

Seconded by D. Horn,

That the Agricultural Advisory and Economic Enhancement Committee endorse the ALC Exclusion Application at 25895 - 88 Avenue, in principle, taking into consideration the following potential conditions for future planning, subject and subsequent to ALC approval:

1. Preserve the area south of the railway tracks (at 25895 - 88 Avenue) in the ALR;
2. Improve the area south of the railway tracks for a viable farm operation;
3. Conduct an Agricultural Impact Assessment;
4. Conduct a Traffic Impact Assessment; and
5. Comply with other applicable bylaws and requirements.

### **CARRIED**

## 2. **Minister of Agriculture's Advisory Committee (MAAC)**

The discussion paper for Stakeholder Consultation and Public Engagement regarding revitalizing the Agricultural Land Reserve and the Agricultural Land Commission was included in the agenda package for information. Staff further provided a memo on table with the Township's position on four key topics being explored by the MAAC. The key topics included: a defensible and defended ALR, residential uses in the ALR, farm processing and sales in the ALR, and non-farm uses and resource extraction in the ALR, based on the adopted plans and policies, past Council decisions, and the Memorandum of Understanding between the Township and the ALC.

It was noted that MAAC is seeking public input and recommendations for a strong ALR. Input can be provided at <https://engage.gov.bc.ca/agriculturallandreserve> until April 30, 2018.

## 3. **Regional AAC Workshop – February 21**

Several AAEEC members attended the workshop on February 21 hosted by the Ministry of Agriculture. The following topics were discussed at the workshop:

- Sustaining the ALR and creating AAC's in each community
- Issues with unauthorized landfill
- Marijuana on farmland
- Agriculture should have different zonings in the ALR
- Farm/Home Plate
- License fee for processing areas
- ALC needs more power to enforce requirements
- What should be considered non-farm use: weddings, filming etc.

**H. OTHER BUSINESS AND ITEMS FOR INFORMATION**

- Change the process – have the applications go directly to the ALC then to the municipalities for input.
- Removal of temporary housing

**N. NEXT MEETING**

**Date:** Wednesday, March 28, 2017  
**Location:** Salmon River Committee Room  
4<sup>th</sup> Floor, 20338 – 65 Avenue  
**Time:** 7:00pm

**O. TERMINATE**

Moved by D. Kang,  
Seconded by D. Horn,  
That the meeting terminate at 9:03pm.  
**CARRIED**

**CERTIFIED CORRECT:**

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Community Representative Co-Chair

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Council Representative Co-Chair

Township of  
**Langley**



Est. 1873

## HERITAGE ADVISORY COMMITTEE

Wednesday, March 7, 2018 at 7:00pm  
Salmon River Committee Room  
4<sup>th</sup> Floor, 20338 – 65 Avenue, Langley, BC

### MINUTES

#### **Present:**

Councillor P. Arnason, Council Co-Chair  
T. Annandale, Community Co-Chair  
Councillor B. Long

C. Boughen, A. Cappon, G. Doubleday, A. Johnson, T. Lightfoot, L. McPhee-Brown, F. Pepin,  
and H. Whittell

#### **Staff:**

J. Chenatte, Arts & Heritage Supervisor  
E. Horricks, Heritage Planner  
A. Jensen, Planner II  
C. Quin, Recording Secretary

#### **A. APPROVAL AND RECEIPT OF AGENDA ITEMS**

##### **1. Heritage Advisory Committee March 7, 2018**

Moved by G. Doubleday,  
Seconded by A. Johnson,  
That the Heritage Advisory Committee adopt the agenda and receive the agenda  
items of the March 7, 2018 meeting.  
**CARRIED**

#### **B. ADOPTION OF MINUTES**

##### **1. Heritage Advisory Committee February 7, 2018**

Moved by G. Doubleday,  
Seconded by T. Lightfoot,  
That the Heritage Advisory Committee adopt the Minutes of the  
February 7, 2018 meeting.  
**CARRIED**

## C. DELEGATIONS AND PRESENTATIONS

### 1. **Heritage Protection: Instruments to address the Long-term Maintenance and Viability of Heritage Sites**

Staff provided a presentation on protection instruments available to address the long-term maintenance and viability of heritage sites, in response to Item 5 on the Committee's approved 2018 Work Plan.

The following points were noted:

- The policies that provide for heritage conservation measures of this nature include the Local Government Act, the Township's Sustainability Charter, the Official Community Plan, the Heritage Strategy, and the "Standards and Guidelines for the Conservation of Historic Places in Canada" endorsed for use in the Township in 2012.
- Recognition or designation of a heritage resource does not in itself provide protection, in the sense that it cannot ensure that a resource is managed in a way that contributes to its long-term viability.
- All heritage resources are vulnerable to change, so the issue of protection is largely a matter of what needs to be done to ensure that negligence does not become a determining factor in a heritage resource's long-term preservation.
- Without a way of enforcing minimum requirements that will contribute to the preservation of a heritage resource, designation is incomplete, i.e. Protection Instruments + Enforcement = Long-Term Preservation. (Examples of heritage sites were presented showing how protection measures could benefit Langley's heritage sites.)
- The primary protection instrument available under heritage conservation legislation in BC to achieve this are Heritage Site Maintenance Standards Bylaws.
- The purpose of such bylaws is to ensure that properties are not allowed to deteriorate through neglect by setting minimum requirements for the care and maintenance of heritage properties, and enabling the Township to enforce maintenance.
- Minimum maintenance standards can apply to individual properties subject to a designation bylaw and properties within a Heritage Conservation Area.
- The standards can apply evenly throughout heritage conservation areas or can establish classes or properties to which different standards apply within these areas.
- They can also apply to situations where property owners receive significant financial assistance for the conservation of their property (as a condition of receiving a grant).
- They are typically used in situations where buildings fall below an acceptable level of maintenance and safety in order to prevent dereliction through neglect. However, they cannot compel an owner or occupier to improve a property beyond that defined in a minimum maintenance standards bylaw.
- 'minimum maintenance' as defined by these instruments includes, the ordinary maintenance or repair of buildings, structures and general grounds maintenance, but does not include removal or replacement, or a

### C. DELEGATIONS AND PRESENTATIONS

change in design, materials or appearance, for which a Heritage Alteration Permit is required.

- Key maintenance provisions typically pertain to:
  - protection of buildings and structures from weather (i.e.: keeping them weather-proof);
  - protection from infestations;
  - maintaining structural integrity;
  - managing site drainage;
  - managing site vegetation; and
  - addressing extended periods of disuse.
- Maintenance standards apply to foundations, exterior walls, exterior windows and doors, roofs, gutters and downspouts, porches, landings, balconies, stairways, architectural features, and exterior finishes and painting.
- Enforcement measures include provision for inspections, provision for fines, provision to obtain a Supreme Court Order, and provision for remedy.
- There are other bylaws in the Township that assist with particular issues regarding the management of sites, such as untidy or unsightly premises, graffiti removal and regulations for abandoned properties, but these bylaws do not specifically address the general maintenance of buildings.

Staff responded to questions and discussion ensued, wherein the committee expressed interest in seeing a draft tailored specifically to Langley for further discussion and consideration.

#### **MOTION**

Moved by G. Doubleday,

Seconded by A. Cappon,

That the Heritage Advisory Committee requests that staff provide a draft of a Heritage Property Maintenance Bylaw for further discussion and consideration.

**CARRIED**

### D. REPORTS

#### 1. **Co-Chairs' Reports**

Councillor Arnason reminded the membership of the upcoming event on social sustainability, "Thriving or Surviving", which will take place at the Langley Events Centre on March 15 from 7:00 – 8:30pm.

#### 2. **Heritage Planner's Report**

E. Horricks provided an update in follow up to previous discussion pertaining to the possibility of federal incentives for the conservation of historic sites.

A recent objective of the National Trust for Canada was to try to realize something in the 2018 federal budget that would encourage private sector



## D. REPORTS

investment in the revitalization of historic sites, as well as some measures to help fund the efforts of indigenous peoples, charities and non-for-profits in saving and renewing historic places of significance.

The desired incentives include proven measures in encouraging conservation in the form of grants and contributions, tax-based incentives and 'heritage first' leasing and investment policies, which were echoed in the House of Commons Standing Committee on Environment and Sustainable Development's report entitled "*Preserving Canada's Heritage: The Foundation for Tomorrow*", previously provided for your information.

At the provincial level, Heritage BC was also hoping to see increased support for heritage sites, but neither the federal nor the provincial budget delivered this year. In particular, the long-awaited federal rehabilitation tax credit for historic places did not materialise. The National Trust's response to the February 27<sup>th</sup> Federal Budget, was described as a "missed opportunity", and Heritage BC responded similarly to the provincial budget.

She added that what we can expect for the coming year are requests from both federal and provincial organizations to stay involved in keeping recommendations for financial incentives at the forefront in order to realize their implementation in future.

### 3. **Museum Manager's Report**

J. Chenatte reported that the Museum has recently lost some key museum staff and that the staff that remain are working hard to address the resulting workload. He further reported that the Museum is currently advertising for these positions and will be in the process of hiring soon.

He added that the new exhibition, "Langley in Transition – Portraits of a Changing Municipality", will open on March 10 and run until May 27, and the book being prepared on Philip Jackman is at its editing and design stage.

### 4. **Heritage Review Panel**

T. Annandale reported that the panel is scheduled to meet at end of March to review applications to the Heritage Building Incentive Program.

### 5. **Douglas Day 2018 Planning Committee Report**

A. Johnson reported that the Township has sadly lost seven pioneers this year to date. She further reported that the planning committee for this year's event will begin meeting again in late April.

### 6. **Museum Advisory Group Report**

F. Pepin reported on the preparations for the Langley Heritage Fair scheduled for April 13, 2018. He added that they will be looking for volunteers, as they anticipate this year's event may be bigger than in previous years.

**E. CORRESPONDENCE**

**F. 2018 WORK PROGRAM**

**1. Heritage Register Evaluation Methodology and Criteria**

Provided in package for future discussion.

**2. Updated Heritage Register Listing**

Provided in package for reference.

**G. COUNCIL REFERRALS**

**H. OTHER BUSINESS AND ITEMS FOR INFORMATION**

**1. National Trust for Canada: Join the National Trust's bi-weekly teleconferences regarding #changethegame4heritage**

Tuesday, March 6, 2018 at 2:00pm (EDT)  
Toll free teleconference line: 1-866-999-9779,  
Passcode: 469414#

Provided in package for information.

**2. Heritage BC Annual Conference**

May 10-12, 2018  
New Westminster

Committee members who wish to attend this year's conference were asked to email details to E. Horricks.

**3. Heritage BC: Open Forums for Heritage Commissions and Committees**

Open Forum 2  
Friday, April 13, 2018 at noon (PT)  
Topics: The pressure of development: working with developers and not against

Open Forum 3  
Friday, June 8, 2018 at noon (PT)  
Topic: How the commission process is adapted in different communities: what works and what does not

Register online at [heritagebc.ca](http://heritagebc.ca)

H. **OTHER BUSINESS AND ITEMS FOR INFORMATION**

4. **National Trust for Canada Conference**

October 18-20, 2018  
Fredericton, New Brunswick

Provided in package for information.

N. **NEXT MEETING**

**Date:** Wednesday, April 4, 2018  
**Location:** Salmon River Committee Room  
4<sup>th</sup> Floor, 20338 – 65 Avenue  
**Time:** 7:00pm

O. **TERMINATE**

Moved by G. Doubleday,  
Seconded by H. Whittell,  
That the meeting terminate at 8:23pm.  
**CARRIED**

**CERTIFIED CORRECT:**

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Community Representative Co-Chair

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Council Representative Co-Chair